

Grandin Lake Shores Association

June 2025 - MINUTES

Date: 06/02/2025

Time: 7pm

Board members in attendance

Troy Weaver, Karen McCarthy, Glenda Woodard, Theresa Wilson, Carole Doswell, and Tim Ellis

Approval of Minutes

Minutes were read and motion to accept was made by Karen, seconded by Glenda. Motion carried unanimously.

Treasury Report

Treasurer report was read for May (with clarification) and June, motion to accept made by Karen, seconded by Theresa. Motion carried unanimously.

Executive Committee

Nothing to report

Custodial/ Maintenance

Troy explained the lawn maintenance quote process for the record as a member accused him of being on the board just so his son gets the work. Also, there was some miscommunication on the building painting and repairs quote from Trent Frame. The original quote from Trent did not include painting the outside of the building, only included pressure washing and replacing and repainting fascia boards. New quote which includes painting the building is \$1250. With HOA purchasing the paint. Theresa made a motion to accept amended quote. Karen seconded and motion carried unanimously.

The ac in the clubhouse just is not cooling it down enough. -Troy will get a quote for a larger split unit. That should make it much cooler. Also, it was brought up how dingy and dirty the floors are looking. - Carole will follow up and get some prices to have floors cleaned and waxed to bring them back to life. Maybe even have them cleaned once a month.

Hall Use

Newest rentals, Kathy Robinson Sept 20th and November 1st for Nichole Chauncey.

Neighborhood Watch

Nothing to report

Welcoming committee

Nothing to report.

Yard of the month

Grady Cunninham and Barbara Luckie at 114 Lake Shore terr

Activities and Events

The Coffee club is still up and running, not as many people coming now but still have a few showing up.

Governing Documents

Meeting scheduled for June 12th at 7 pm at clubhouse, all welcomed to attend.

Unfinished Business

- Boat ramp driveway issue- Clarification that camera was approved for boat ramp only.

New Business

- Budget was presented and Theresa made a motion to approve. Tim seconded and motion carried unanimously.
- Letter sent to property owner at 788 lake shore terr. - A few different options were discussed, following the reading of the letter Troy drafted. (1) Possibly speak to insurance company to see if property owner could purchase separate private policy to cover the use of driveway and re installing fence and gate that was previously removed to keep driveway separate.

(2) Sell the small piece of property for owner's private use. Troy will speak to insurance company to see what can be done.

- Review of letter sent in response to Nation Star Mortgage including GLSA in lawsuit - They are requesting the judge to forgive all lot dues and fees, past and present. Discussion followed and as Troy's letter states, those fees and dues are owed and should be paid to GLSA.
- Swim area signage and lock- A complaint by a member has been made that we are locking the boat ramp but not the swim area. The lock will have to be accompanied by a new sign stating decal or visitor pass required for use as well as with contact number(s) of BOD who could be called to request code after it is verified that the requestors lot dues are up to date. Helen said her number could be used since she would be the one to look up dues. Cost should be less than \$200 to buy lock and print signs with contact info. Karen

made a motion to purchase new lock and signs for swim area. Theresa seconded. Motion carried unanimously.

- Website- Renewal is due by next month. Glenda made motion to renew, Karen seconded, and motion carried unanimously.
- Liens/Tax sales- Helen reported that there are 25 liens currently on the books. (Lots with unpaid HOA dues can have liens placed on them) She also reported that she had received 5 certified letters stating tax deeds had been sold.
- BOD annual training expenses – Tim and Carole still need to complete initial training. (Cost to be paid by Association as approved last month) Troy will investigate any required additional annual training and cost.
- Volunteers who would be willing to help Helen out with a few things, would truly be appreciated. The Treasury position and all it entails is pretty much a full time (unpaid) job and is a lot for one person to keep up with alone.

Input from members

Karen mentioned Mr. Pickles suggestion of possibly renting boat ramp/dock. Discussion followed but it was decided prob not a good idea at this time.

Tim is working on something to drag behind his boat to help knock out the spadderdock that continues to grow. If anyone has a boat and would like to drive around on Clearwater Lake, that will help slow the growth as well.

A member had asked Troy if the streetlights were county owned then why did the association pay for them. He explained that all streetlights except the main one at entrance are GLSA property. Troy also said he reached back out to FPL and re-sent forms to change lights to LED. Hopefully, FPL will step up and switch those out soon.

Motion to adjourn

Glenda made motion, Theresa seconded.

Next Meeting July 7th, 2025

